

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 21, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
REZONING

ZON-16179 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: YIN YAN & PETER CHUNG - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.26 acres at 1333 Angel Drive (APN 163-01-612-039), Ward 1 (Tarkanian). NOTE: THIS APPLICATION IS BEING AMENDED FROM 1333 ANGEL DRIVE TO 5104 MOUNTAIN VIEW DRIVE. The Planning Commission (5-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

Motion made by LOIS TARKANIAN to Approve Subject to Conditions and adding the following condition as read for the record:

A. Approval shall be to PR (Professional Office and Parking) zoning.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

LAWRENCE WEEKLY, LARRY BROWN, LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-GARY REESE)

Minutes:

MAYOR GOODMAN declared the Public Hearing open on Item 98 [ZON-16179], Item 99 [VAR-16181], Item 100 [VAR-17191] and Item 101 [SDR-16180].

LINDALL MAINS, 3930 East Patrick Lane, appeared with DAVE ROBERTS, DGR Construction, on behalf of the applicant. MR. MAINS stated they met with staff and now have

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revised the plan to reflect a reduction in the size of the building. There will be a 20-foot setback on the front and 20-foot setback on the rear, landscaping is around the site, and the trash enclosure has been relocated further away from the rear property line. Although the lot width is still an issue, MR. ROBERTS believed that staff supported their current proposal.

MARGO WHEELER, Director of Planning and Development, clarified that the project has substantially improved. However, because of the requested variances, staff still cannot support the request, as there is nothing unusual to warrant the variance.

COUNCILWOMAN TARKANIAN reiterated to MR. ROBERTS that she still could only support a professional use and not commercial, and MR. ROBERTS concurred with the rezoning to (PR) Professional.

MS. WHEELER confirmed that the applicant can withdraw the Variance, as it is not needed with PR zoning.

After further discussion, COUNCILWOMAN TARKANIAN confirmed with MS. WHEELER, who read the additional conditions and amendments to Items 99 through 103, relative to landscaping, wall height, correct site plans, and no vehicle/pedestrian access. The Councilwoman emphasized that she has not been in contact with the applicant or representatives, and she received the plans late, as she has tried to voice her concerns prior to this meeting. She would be willing to have the applicant work with staff on finding an amenable solution to alleviate the attraction for unwanted traffic in the open area of the site. MS. WHEELER added that the wall height must match that of the adjacent residential.

COUNCILWOMAN TARKANIAN commented that the applicant's neighbors are excited and look forward to the upcoming development. MS. WHEELER confirmed with MR. ROBERTS that even if the applicant is seeking an address change to Decatur Boulevard, the front of the property still remains on the cul-de-sac.

MAYOR GOODMAN declared the Public Hearing closed on Item 98 [ZON-16179], Item 99 [VAR-16181], Item 100 [VAR-17191] and Item 101 [SDR-16180].